WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-VRE-10-4804

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua M. Scouten	U.S. Bank National Association ND	
4804 Nebraska Avenue (ADDRESS)	4325 17th Avenue SW (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Fargo, ND 58103 (CITY) (STATE) (ZIP)	103-3-237.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ARNOLD STEVE GARLAND, UNMARRIED AND AMY LYNN EHRESMAN, UNMARRIED AND JENNIE L. GARLAND, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA M. SCOUTEN AND WIFE, JESSICA D. SCOUTEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 8, BLOCK 9, MAP OF A PART OF SYLVAN PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 104, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM JENNIE L. GARLAND, A WIDOW TO ARNOLD STEVE GARLAND AND AMY LYNN EHRESMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND RESERVING A LIFE ESTATE TO JENNIE L. GARLAND AS RECORDED ON THE 13TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030613-0081942 AND WARRANTY DEED FROM JAMES E. PARMAN, JR., AND WIFE, EDITH PARMAN TO MORRIS B. GARLAND AND WIFE, JENNIE L. GARLAND AS RECORDED ON THE 28TH DAY OF FEBRUARY, 1949 IN BOOK 1683, PAGE 567, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 332, PAGE 104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4804 Nebraska Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans: T20100048588 DEEDWARR
Recvd: 08/06/10 10:17 2 pgs
Fees: 13.00 Taxes: 806.60
20100806-0062003

Witness my/our hand(s) this 30th day of July, 2010.

Arnold Steve Garland by Amy Ehresman, attorney-in-fact

Amy Lynn Ehresman

Jennie L. Garland by Amy Ehresman, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Lynn Ehresman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of July, 2010.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of July, 2010, before me personally appeared Amy Ehresman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Arnold Steve Garland and Jennie L. Garland and who acknowledged he/she/they executed the same as the free act and deed of the said Arnold Steve Garland and Jennie L. Garland.

Witness my hand and official seal, this the 30th day of July, 2010.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903